

Prado Verde Addition Unit Three Replat A

City of El Paso — City Plan Commission — 9/6/2018

SUSU18-00067 — Resubdivision Combination



STAFF CONTACT: Jovani Francia, (915) 212-1613, franciajx@elpasotexas.gov

PROPERTY OWNER: Chijal Holdings, Inc.

REPRESENTATIVE: CAD Consulting Co.

LOCATION: North of Artcraft & West of Doniphan, ETJ (Extraterritorial Jurisdiction)

ACREAGE: 5.0547

VESTED: No

PARK FEES REQUIRED: \$2,740.00

EXCEPTION/MODIFICATION REQUEST: 1: Exception to waive the required DSC standard for Cocula Avenue.
2: Exception to waive the required DSC standard for Morrill Road.

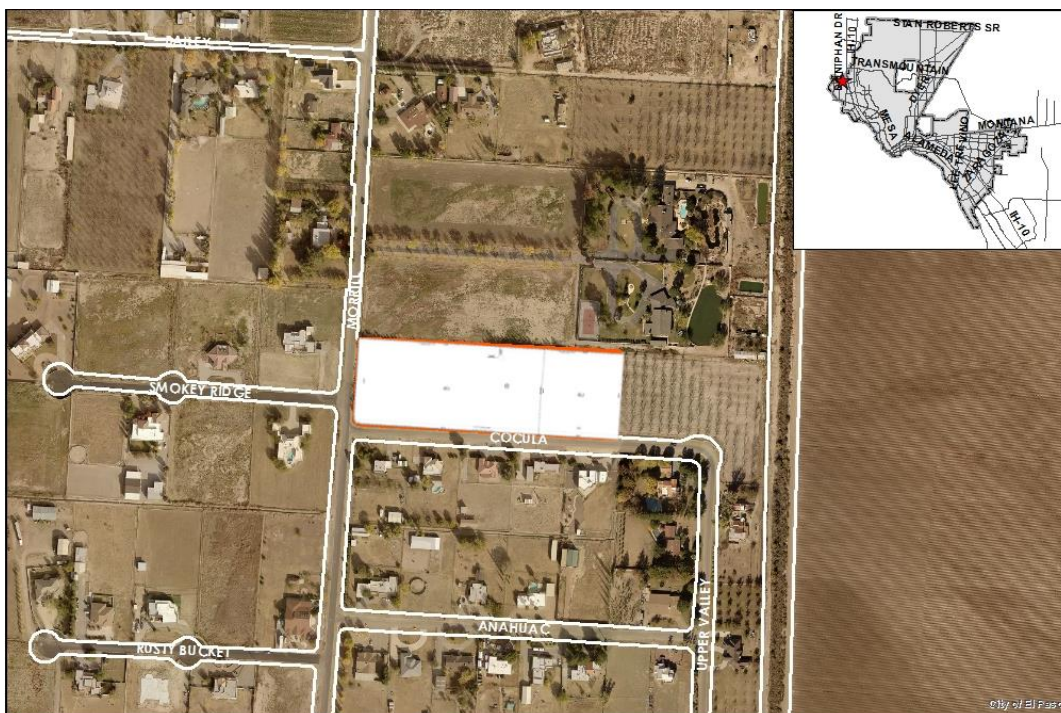
RELATED APPLICATIONS: N/A

PUBLIC INPUT: N/A

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant proposes to resubdivide 5.0547 acres of land into 2 single-family lots. Primary access to the subdivision is proposed from Morrill Road and Cocula Avenue. This subdivision is being reviewed under the current subdivision code. The applicant will be dedicating 2.5' of additional right-of-way on Cocula Avenue.

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Prado Verde Addition Unit Three Replat A on a Resubdivision Combination basis.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

The applicant is requesting the following exceptions under 19.10.050-A (Roadway participation policies):

Morrill Road

- To waive 7' of the required 18' of paving on the applicant's proportionate share of Morrill Road.
- To waive the required 5' sidewalk.

The applicant meets their required proportionate share of 28' and exceeds it by 7'.

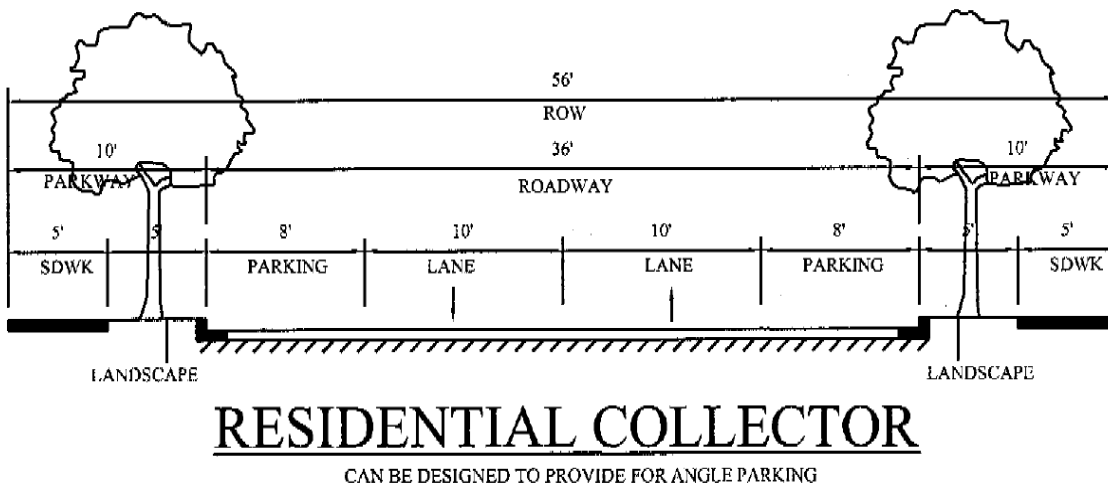
Cocula Avenue

- To waive 4.5' of the required 16' of paving on the applicant's proportionate share of Cocula Avenue.
- To waive the required 5' sidewalk.

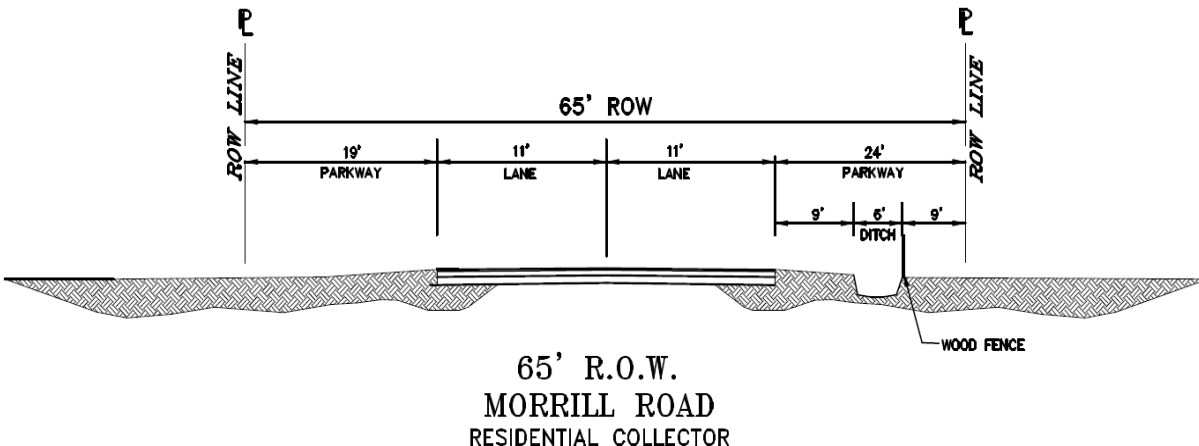
The applicant does not meet their required proportionate share of 26'. The existing proportionate share is 23.5'. The applicant will be dedicating an additional 2.5' to meet their required proportionate share of 26'.

Morrill Road

Required

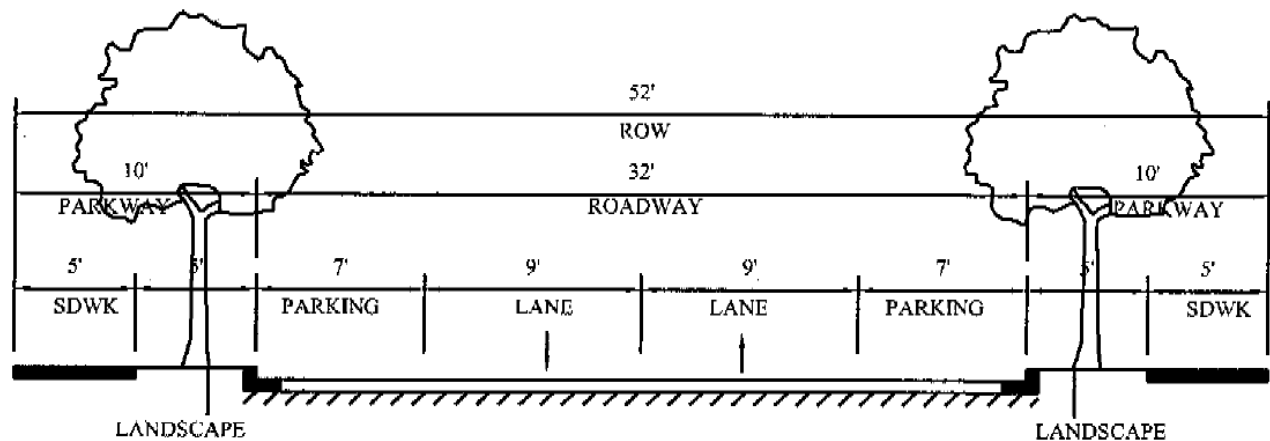


Existing



Cocula Avenue

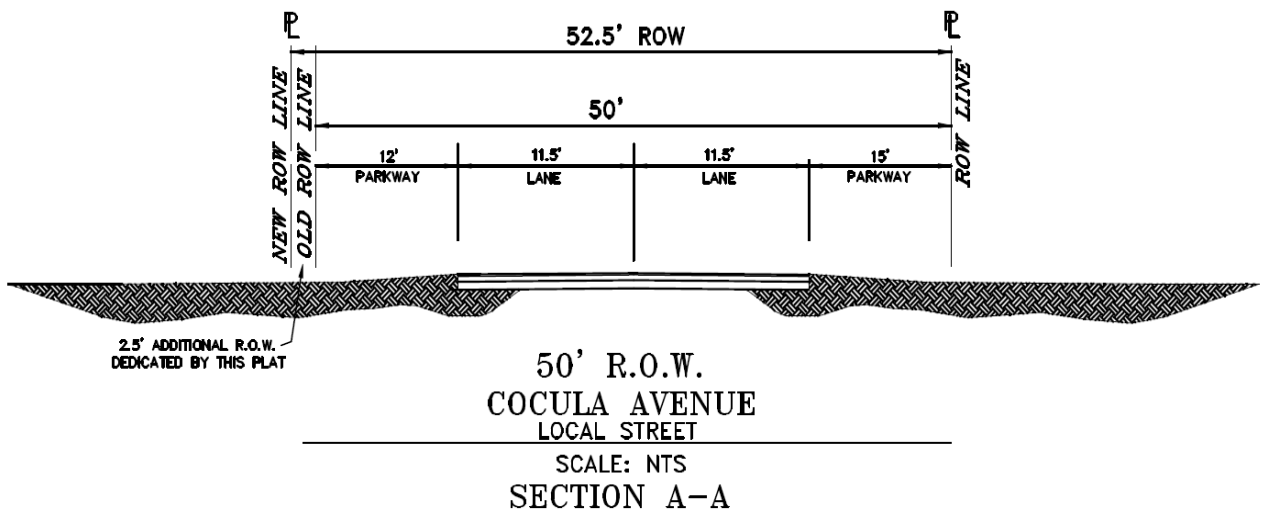
Required



32' LOCAL RESIDENTIAL 3

NOTE: CROSS SECTIONS ARE MINIMUM, STANDARD REQUIREMENTS

Existing



Section 19.10.050.A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

- c: For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and / or improvements. (See El Paso County comments on page 12.)

NEIGHBORHOOD CHARACTER: Subject property is located in the ETJ (Extraterritorial Jurisdiction) as well as the surrounding properties. Surrounding land uses are agricultural and residential. The nearest park is Inca Dove (0.48 miles). The closest school is Garcia Elementary (0.46 miles). This property is not located within any Impact Fee Service Areas but is directly adjacent to the Westside Impact Fee Area.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

The applicant shall remove the fence located within the Morrill Road right-of-way.

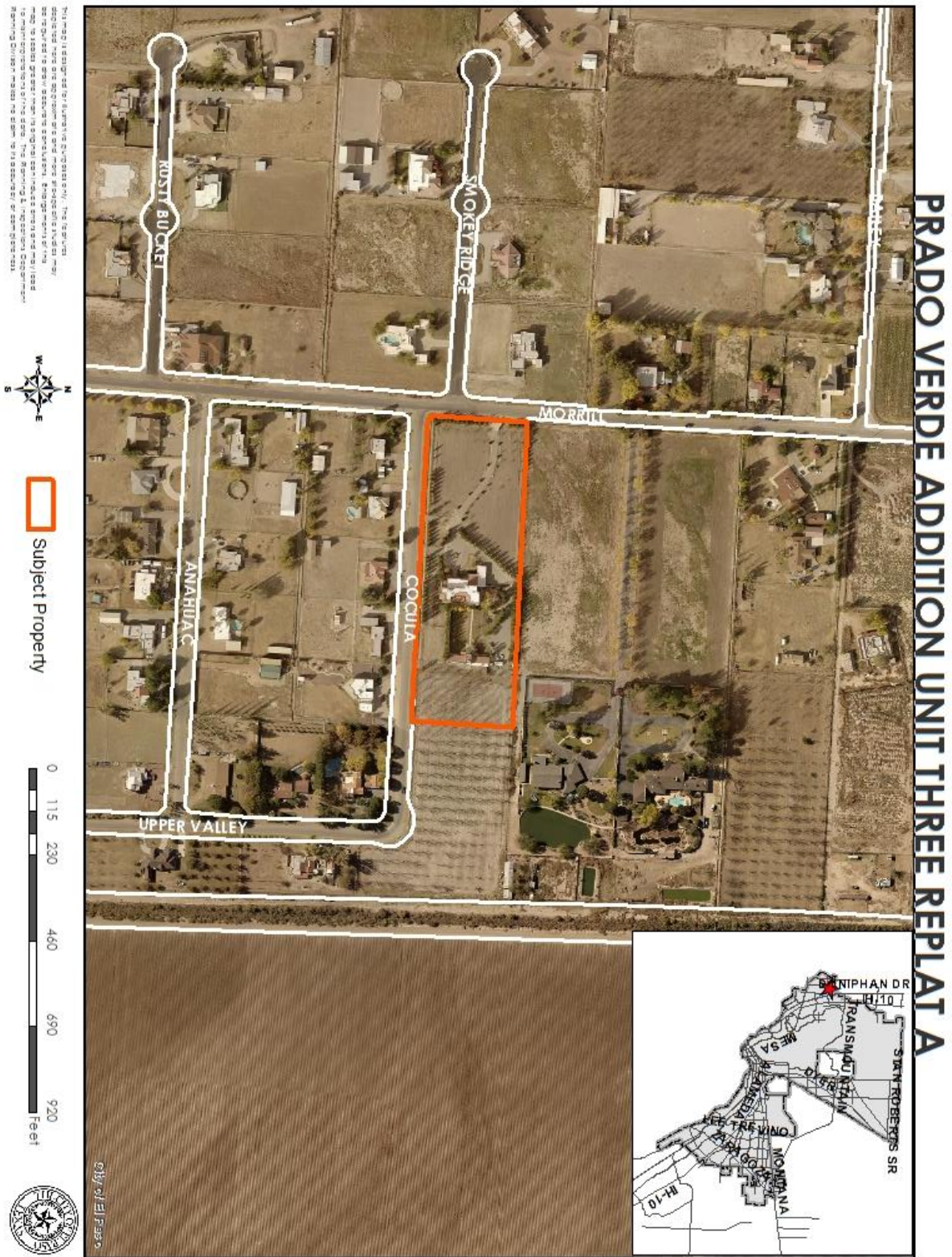
PLAT EXPIRATION:

This application will expire on September 6, 2021. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

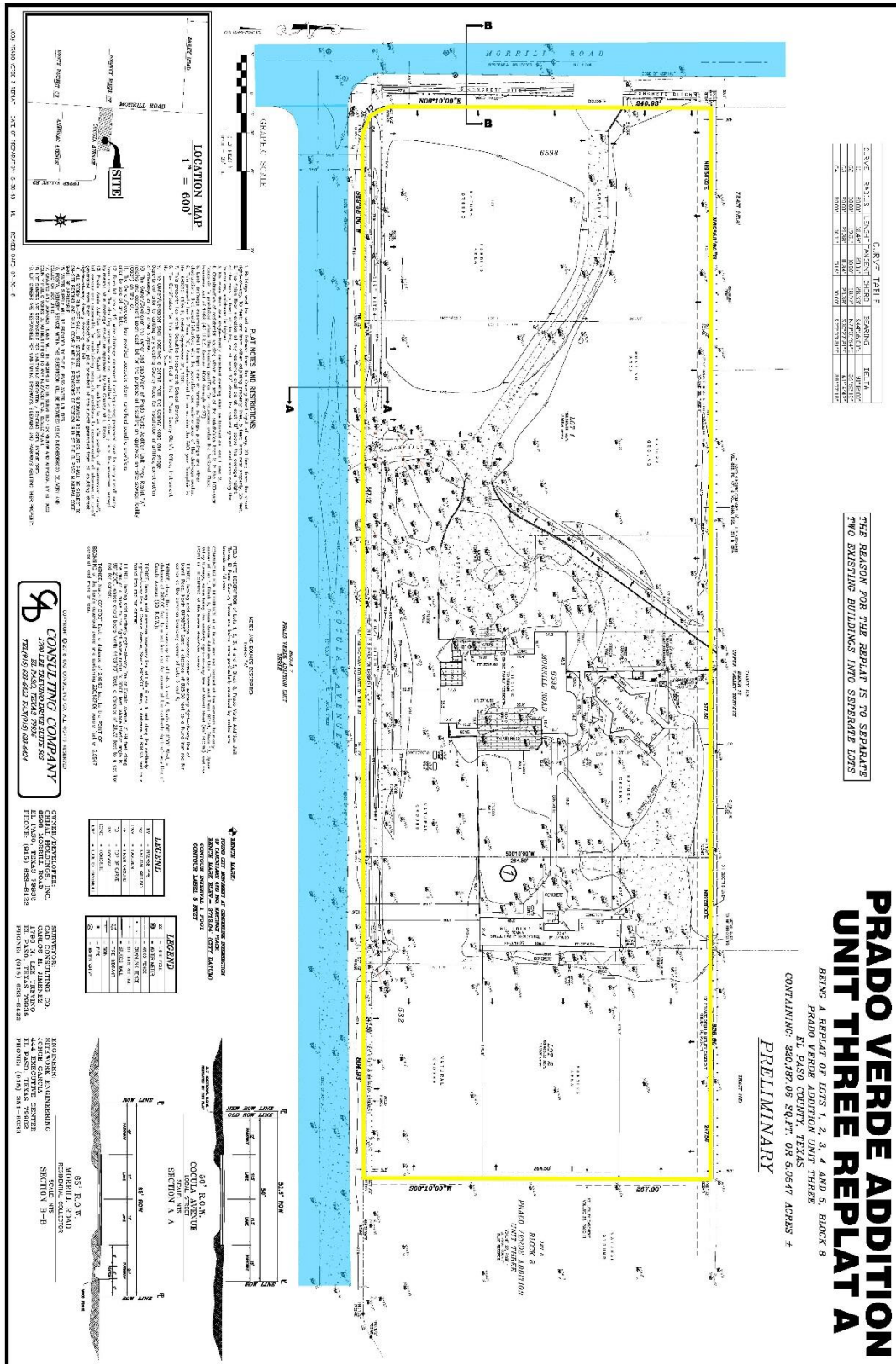
ATTACHMENTS:

1. Location Map
2. Preliminary Plat
3. Final Plat
4. Application
5. Waiver Request
6. Department Comments

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 3

[illegible]

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION SUBDIVISION APPROVAL

DATE: 8-7-18 FILE NO. SUSU18-00067
SUBDIVISION NAME: PRADE VERGE ADDITION UNIT THREE RELIAT A

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
LOTS 1, 2, 3, 4 & 5, BLOCK 8
PRADE VERGE ADDITION UNIT THREE
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	<u>5.0547</u>	<u>2</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	<u>2</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>5.0547</u>	_____
Industrial	_____	_____			
3. What is existing zoning of the above described property? _____ Proposed zoning? _____
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both ☒
6. What type of drainage is proposed? (If applicable, list more than one)
ON-SITE PONDING
7. Are special public improvements proposed in connection with development? Yes _____ No ☒
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No ☒
If answer is "Yes", please explain the nature of the modification or exception _____
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes _____ No ☒
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No ☒
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record CHITAL HOLDINGS INC.
(Name & Address) (Zip) (Phone)

13. Developer _____
(Name & Address) (Zip) (Phone)

14. Engineer CAD CONSULTING CO. 633-6422
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3%
technology fee has been added to all
Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

**NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE
PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.**

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5



July 30, 2018

To: City of El Paso

This is a request for a waiver for the property on 6598 Morrill Road (Prado Verde Unit Three Replat A) on the request from the City of El Paso Planning and Inspections Department comments regarding roadway improvements. This is as per Section 19.10.050.A.1.b.c, because Morrill Road and Cocula Avenue have existing pavement and parkways and the County of El Paso does not require additional pavement.

If you have any questions, please call me at 633-6422.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Enrique Ayala'.

Enrique Ayala
CAD Consulting Co.

ATTACHMENT 6

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Capital Improvements – Parks

We have reviewed **Prado Verde Addition #3 Replat "A"**, a resubdivision combination plat map and on behalf of CID Parks & Planning Division we offer Developer / Engineer the following comments:

Please note that this is a Residential subdivision composed of three (2) lots located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area and with-in the **Northwest Artcraft A** area of potential annexation by the City as identified in the official map, thus subject to the calculation for "Parkland / fees" as required per ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** as noted below:

Section 19.20.020 - Dedication Required

A: **Dedication Required.** All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

Also, please note that subdivisions within the ETJ do not have a district designation, however, per **Plat Notes & Restrictions** applicant is proposing one single-family dwelling unit per lot; **If** gross density waiver is granted by the Planning Department or designee and covenants are provided restricting the use to residential and the number of units to only one per lot, then applicant shall be required to pay "Park fees" in the amount of **\$2,740.00** based on the following calculations:

2 lots restricted to one Single-family dwelling unit per lot @ \$1,370.00/Unit = **\$2,740.00**

Please allocate generated funds under Park Zone: **NW-14**

Nearest Park: **Inca Dove Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

Central Appraisal

Central Appraisal requests that Block 8 is kept (instead of using Block 1) and that the lots be changed to Lot 1A (Lot 1) and Lot 2A (Lot 2).

El Paso Water Utilities – Engineering

A sanitary sewer main extension is required to provide service to Lot 2. The owner is responsible for main extension costs.

Water:

There is an existing 8-inch diameter water main that extends along Cocula Avenue, approximately 15-feet south of the southern property line. This water main is available for service.

There is an existing 12-inch diameter water main that extends along Morrill Road, approximately 5-feet west of the western property line. This water main is available for service.

Sewer:

There is an existing 8-inch diameter sanitary sewer main along Morrill Road between Smokey Ridge Court and Cocula Avenue. There is an existing 8-inch diameter sanitary sewer stub-out aligned towards Cocula Avenue. This main is available for main extension.

General:

EPWater requires a new service application to provide additional services to the property. New service applications are available at 1154 Hawkins, 3rd floor, and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Planning & Inspections – Land Development

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

- 1: Coordinate plat with the Water Improvement District #1 for irrigation ditch easement and crossing requirements.
- 2: Verify final engineering report retention pond calculations table. Residential on site ponding shall not exceed 1 foot in depth. Depth on table is 3.2' and contours do not coincide.
- 3: Both lots in this subdivision are subject to on-site ponding; these ponding area shall have enough capacity to hold the developed runoff for a designed 100-year storm event. Lot owners are responsible for maintaining adequate provisions to accommodate all stormwater runoff generated from their respective lot plus one-half the runoff generated from the abutting street right-of-ways. The pond depth shall be no more than 12" deep. No more than fifty-percent (50%) of the area of any residential lot conveyed by deed shall be covered by improvements.
- 4: Label the slope and the direction on the street cross-sections.

TXDOT

No objections. The subdivision is not abutting TXDOT right-of-way.

El Paso County

The County only supports to allow the paved roadways to remain in their current state. However, we have no issue with the City imposing the landscape and sidewalk requirement as long as a plat note is included for the abutting property owner to construct and maintain them since the County has no such ordinance in place to adequately enforce the maintenance.